

**NO TRANSFER  
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Doc # 2009014239  
Book 10092 Page 0339

(u) When Recorded, Mail To:  
Atlantic National Trust LLC  
50 Portland Pier, Suite 400  
Portland, ME 04101  
#9942106026 REO  
Waterville, ME Unit #13

Received Kennebec SS.  
05/29/2009 8:31AM  
# Pages 9 Attest:  
BEVERLY BUSTIN-MATHEWAY  
REGISTER OF DEEDS

43-126-13

**QUITCLAIM DEED WITHOUT COVENANT**

**Atlantic National Trust LLC** a Florida limited liability company with a place of business in Portland, Cumberland County, Maine, for consideration paid, grants to **ATL Holdings LLC**, a Florida limited liability company with a place of business in Portland, Cumberland County, Maine, the real property situated at 35 Matthews Avenue, Unit No. 13, Waterville, Maine, with the buildings thereon, bounded and described as follows:

Unit No. 13 in the Averill Condominiums, as described in the Averill Condominium Declaration dated December 19, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1; as amended by Amendment to Declaration dated October 3, 2002, and recorded in the Kennebec County Registry of Deeds in Book 7562, Page 210; as amended by Second Amendment to Declaration dated January 5, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8267, Page 342; as amended by Third Amendment to Declaration dated March 30, 2005, and recorded in the Kennebec County Registry of Deeds in Book 8358, Page 210, and further amended by Amendment adopted May 17, 2005 and recorded in the Kennebec County Registry of Deeds in Book 8559, Page 133, and by Amendment of even or recent date further allocating some garages as limited common elements to be recorded in the Kennebec County Registry of Deeds and as shown on the Plats and Plans recorded in the Kennebec County Registry of Deeds in File E-88308 through E-88314, as those condominium documents may have been amended. Reference is made to an acceptance of Special Declarant Rights recorded in the Kennebec County Registry of Deeds in Book 6937, Page 342.

Together with all right, title and interest of Grantor in and to garage bay No. 2 as shown on the Plats and Plans and as further described in the Declaration. The Quitclaim Covenants contained herein do not apply to the garage bays as described above, and as such, no covenant of title is provided as to said garage bays by the Grantor herein.

Together with any and all limited common elements, rights, easements, privileges and appurtenances belonging to the Unit and garage bay described above and any personal property of Grantor located in Unit No. 13.

Subject, however, to the terms, conditions, agreements, covenants, restrictions, obligations and easements referred to in the Averill Condominium Declaration

described above, and to utility easements described in Book 3415, Page 7 and Book 3465, Page 269, of the Kennebec County Registry of Deeds as they may pertain to the Averill Condominium.

**EXCEPTING** that portion of the premises described in a Warranty Deed from Antonio Devescovi, Jr. to Darren N. Payson and Janet Payson Oprendeck, dated February 1, 2007 and recorded in the Kennebec County Registry of Deeds on February 12, 2007 at Book 9246, page 21, and more particularly described as follows:

Garage Bay No. 2 as described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1 and as shown on the Plats and Plans recorded in said Registry of Deeds in File E-88308 through E-88314 as amended by the following instruments: Notice on Special Declarant Rights dated March 25, 1992 and recorded in said Registry of Deeds in Book 4098, Page 110; Notice on Special Declarant Rights dated July 31, 1992 and recorded in said Registry of Deeds in Book 4195, Page 50; Acceptance of Declarant Rights, etc. by Gerrity Company, Inc. dated October 3, 1991 and recorded on June 7, 2002 in said Registry of Deeds in Book 6937, Page 341; Acceptance of Declarant Rights, etc. by Averill Associates, LLC dated November 29, 1999 and recorded on June 7, 2002 in said Registry of Deeds in Book 6937, Page 342; Second Amendment to Declaration of Condominium dated January 5, 2005 and recorded in Book 8267, Page 342; and Third Amendment to Declaration of Condominium dated March 30, 2005 and recorded in Book 8358, Page 210; and Fourth Amendment to Declaration of Condominium dated May 17, 2005 and recorded in Book 8559 Page 133; and Fifth Amendment to Declaration of Condominium dated December 27, 2005 and recorded in Book 8748 Page 107; and Sixth Amendment to Declaration of Condominium dated July 6, 2006 and recorded in Book 8794, Page 2.

The garage unit is to be allocated to Unit 35 of said Condominium.

Together with any and all of Grantors interest in the common elements and limited common elements and rights, easements, privileges and appurtenances belonging to the Unit and Garage Bay, if any, described above.

Being a portion of the premises conveyed to Antonio Devescovi, Jr. by Quitclaim Deed from ATL Holdings, LLC dated October 5, 2006 and recorded in the Kennebec County Registry of Deeds in Book 9099, Page 180.

For Grantor's source of title, reference may be made to a mortgage deed from Antonio Devescovi, Jr. to Atlantic National Trust, LLC, dated October 5, 2006, and recorded in the Kennebec County Registry of Deeds in Book 9099, Page 182, which mortgage deed was assigned to Wells Fargo Foothill, Inc. by assignment dated October 13, 2006, and recorded in the Kennebec County Registry of Deeds on October 26, 2006, in Book 9121, Page 240, and further assigned by Wells Fargo Foothill, Inc. to Atlantic National Trust, LLC by assignment dated

June 26, 2008, and recorded in the Kennebec County Registry of Deeds on July 18, 2008, in Book 9795, Page 209. Said mortgage deed was foreclosed pursuant to 14 M.R.S.A. § 6321 *et seq.*, and this deed is pursuant to a Judgment of Foreclosure and Sale dated November 19, 2008, and entered in the Waterville District Court, Kennebec County, Maine, on November 20, 2008, Docket No. WAT-RE-08-116, a true and accurate copy of which is attached hereto and incorporated herein as Exhibit A, and pursuant to a public sale on April 9, 2009, at which sale Grantee was the highest bidder. Notice of said public sale was published in the Waterville Morning Sentinel on March 6, 2009, March 13, 2009, and March 20, 2009, pursuant to the requirements of 14 M.R.S.A. § 6323(1), as evidenced by the affidavit attached hereto and incorporated herein as Exhibit B.

IN WITNESS WHEREOF, the Grantor has signed this instrument on this 28<sup>th</sup> day of May, 2009.

Atlantic National Trust LLC

Sue Wight  
Witness Sue Wight

By:

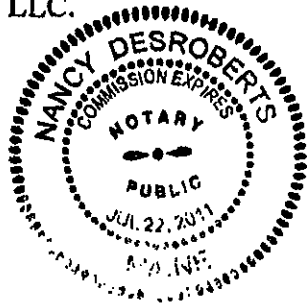
Todd W. Colpitts  
Todd W. Colpitts  
Its Manager

State of Maine  
Cumberland, ss.

Date: May 28, 2009

Then personally appeared the above-named Todd W. Colpitts in his said capacity and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of Atlantic National Trust LLC.

Before me,



Nancy Desroberts  
Nancy Desroberts  
Notary Public - Maine  
My Commission Expires: July 22, 2011